

## **SITE PLAN REVIEW AGENDA**

**Tuesday, February 7, 2017**

### **NEW SITE PLAN REVIEW APPLICATIONS**

**File #:** **SP-20-16-17**  
**Applicant:** Reza Hourmanesh  
**Address:** 419 Thurston Road  
**Zoning District:** R-1  
**Description:** Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

**Requirement for Site Plan Review:** 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses

**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** Yes  
**SEQR:** Type 2 (6 CRR-NY 617.5(c)(7))  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)

**File #:** **SP-21-16-17**  
**Applicant:** Moe Yasin  
**Address:** 586 Lyell Avenue  
**Zoning District:** C-2  
**Description:** Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).

**Requirement for Site Plan Review:** 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses

**Site Plan Type:** Minor  
**Quadrant:** NW  
**Enforcement:** Yes  
**SEQR:** Type 2 (6 CRR-NY 617.5(c)(7))  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** **SP-22-16-17**  
**Applicant:** Joseph Andolora (Adflex Corporation)  
**Address:** 300 Ormond Street  
**Zoning District:** M-1  
**Description:** Construct addition to existing manufacturing operation (Adflex), including three loading docks.

**Requirement for Site Plan Review:** 120-191D(3)(a)[10]: Projects involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places (19 Harrison Street is listed on National and State Registers)

120-191D(3)(c)[1]: All Type 1 actions  
**Site Plan Type:** Major  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Type 1  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** **SP-23-16-17**  
**Applicant:** Stu Chait  
**Address:** 40 Silver Street  
**Zoning District:** M-1  
**Description:** Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

**Requirement for Site Plan Review:** 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses

**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** Yes  
**SEQR:** Type 2 (6 CRR-NY 617.5(c)(7))  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

#### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **SP-14-16-17**  
**Address:** [581 Lyell Avenue](#) (site includes 575 and 585 Lyell Avenue)  
**Zoning District:** C-3  
**Description:** Legalize the change of use from truck center to two separate tenant spaces: (1) medical transport operation (passenger cars) with storage, maintenance and dispatch of fleet vehicles (Dakota Medical Transportation), and (2) a vehicle repair operation (Upstate Auto Emporium)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan Approval, with conditions, pending

**File #:** **SP-15-16-17**  
**Address:** [101-113 Franklin Street](#) (AKA 115 Franklin) and 106 Pleasant Street  
**Zoning District:** CCD-B  
**Description:** Legalize existing 36 space (approx.) parking lot and expand to create a 74 space parking lot to serve the Sibley Square development  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-16-16-17  
**Address:** [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)  
**Zoning District:** C-2  
**Description:** Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.  
**Requirement for Site Plan Review:** 120-191D(3)(a)[1]: New construction that does not meet the City-wide design standards  
120-191D(3)(a)[19]: Any development or redevelopment that involves the installation of a new curb cut in the public right-of-way of a minor arterial (North Clinton)  
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-2  
120-191D(3)(c)[4]: Construction of any principal building in the C-2 District that does not meet City-wide design standards ?  
**Site Plan Type:** Major  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None